

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 3/8/23

Weekly Agenda Date: 3/14/23

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel Priestley, CED Zoning Co

**WORDING FOR AGENDA ITEM:**

a.Motion to receive the Zoning Commission's recommendation from their 2/27/23 meeting to approve the final plat of Barker Addition, minor subdivision to Woodbury County, Iowa.  
b.Motion to accept and approve the Barker Addition, a minor subdivision with the condition that the property owner(s) sign a pavement agreement for any future grading & hard surfacing & pavement along Barker Ave & 230th St.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat.

**BACKGROUND:**

Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust have filed for a six (6) lot minor subdivision on the property identified as Parcel #874704300003 and referenced above. This subdivision proposal is being presented concurrently with a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District. Both proposals have been properly noticed in the Sioux City Journal Legals Section on February 11, 2023. The neighbors within 1000 FT have been duly notified via a February 10, 2023 letter about the February 27, 2023 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have be requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. Extraterritorial review, as required by Iowa Code 354.9, was waived by the City of Sergeant Bluff with the adoption of Resolution 23-01 on January 10, 2023. A small portion of the property that is not in any buildable area is located in the Special Flood Hazard Area (Zone A – Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal with the condition that the property owner sign pavement agreements for any future paving along Barker Avenue and 230th Street. At the February 27, 2023 meeting of the Woodbury County Zoning Commission, the Commissioners voted 3-0, following a public hearing, to recommend the approval of the Barker Addition to the Board of Supervisors with the condition that the property owner(s) sign pavement agreement(s) for any future grading and hard surfacing and pavement along Barker Avenue and 230th Street.

**FINANCIAL IMPACT:**

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**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Receive the final staff report and P&Z Commission's recommendation from their 2/27/23 meeting.  
Approve the final plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

- a. Motion to receive the Zoning Commission's recommendation from their 2/27/23 meeting to approve the final plat of Barker Addition, a minor subdivision to Woodbury County, Iowa.
- b. Motion to accept and approve the Barker Addition, a minor subdivision with the condition that the property owner(s) sign a pavement agreement for any future grading and hard surfacing and pavement along Barker Avenue and 230th Street.



# WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

620 Douglas St. · Sixth Floor · Sioux City, IA 51101 · Phone: 712.279.6609 · Fax: 712.279.6530 · Web: woodburycountyiowa.gov  
 Daniel J. Priestley, MPA – Zoning Coordinator · dpriestley@woodburycountyiowa.gov  
 Dawn Norton – Senior Clerk · dnorton@woodburycountyiowa.gov

## FINAL REPORT – MARCH 8, 2023

### MAXYS FAMILY FARM LLC / BRIAN AND BONNIE IVENER TRUST BARKER ADDITION - MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS:	PROPERTY DETAILS:	TABLE OF CONTENTS:
<p><b>Owner(s):</b> Maxys Family Farm LLC; Ivener Brian &amp; Bonnie Trust  <b>Application Type:</b> Minor Subdivision (6 Lots)  <b>Subdivision Name:</b> Barker Addition  <b>Application Date:</b> 1/31/23  <b>Subdivision Area:</b> 13.26 Total Acres  <b>Legal Notice Date:</b> February 11, 2023  <b>Stakeholder (1000') Letter Date:</b> February 10, 2023  <b>Zoning Commission Public Hearing Date:</b> February 27, 2023  <b>Board of Supervisors Agenda Date:</b> March 14, 2023</p>	<p><b>Parcel(s):</b> 874704300003  <b>Township/Range:</b> T87N R47W (Liberty Township)  <b>Section:</b> 4  <b>Quarter:</b> SW ¼ SW 1/4  <b>Zoning District:</b> Agricultural Preservation (AP)  <b>Floodplain District:</b> Zone A – General Floodplain  <b>Address:</b> None</p>	<p>Summary, Aerial, Plat Excerpt &amp; Recommendation                      Application                      Final Plat                      Review Criteria                      Extra Territorial Review                      Legal Notification                      Adjacent Owners' Notification                      Stakeholder Comments                      Supporting Documentation</p>

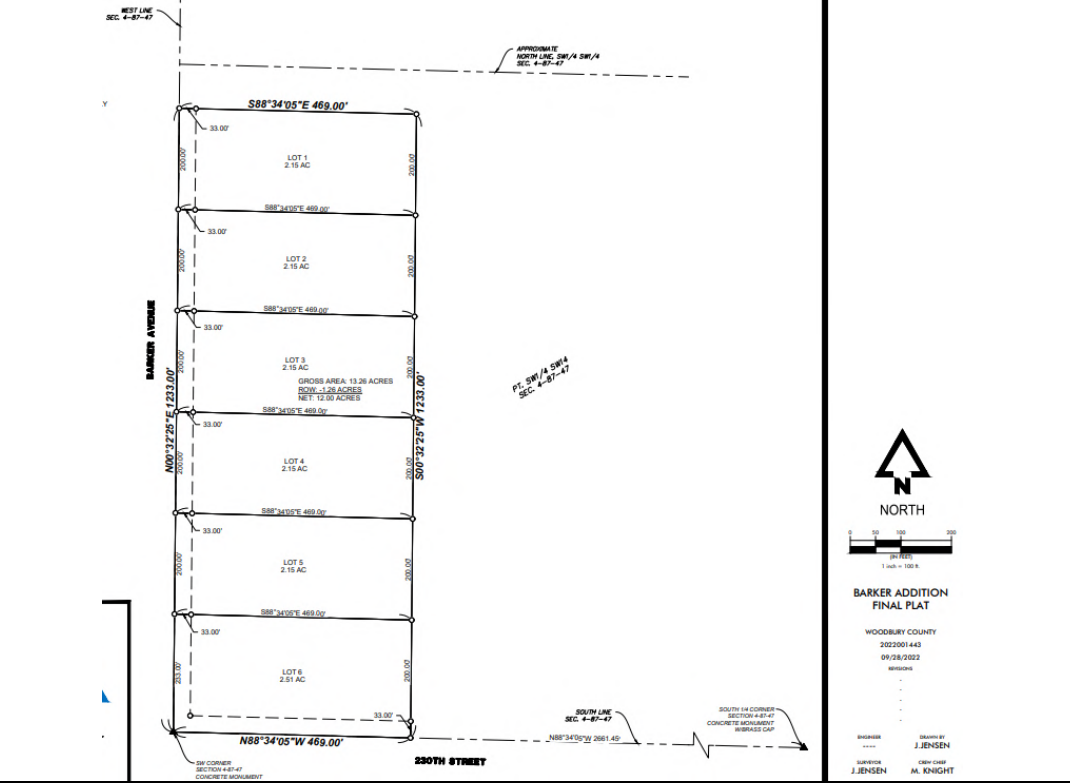
### SUMMARY

Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust have filed for a six (6) lot minor subdivision on the property identified as Parcel #874704300003 and referenced above. This subdivision proposal is being presented concurrently with a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District. Both proposals have been properly noticed in the Sioux City Journal Legals Section on February 11, 2023. The neighbors within 1000 FT have been duly notified via a February 10, 2023 letter about the February 27, 2023 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. Extraterritorial review, as required by Iowa Code 354.9, was waived by the City of Sergeant Bluff with the adoption of Resolution 23-01 on January 10, 2023. A small portion of the property that is not in any buildable area is located in the Special Flood Hazard Area (Zone A – Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal with the condition that the property owner sign pavement agreements for any future paving along Barker Avenue and 230<sup>th</sup> Street. At the February 27, 2023 meeting of the Woodbury County Zoning Commission, the Commissioners voted 3-0, following a public hearing, to recommend the approval of the *Barker Addition* to the Board of Supervisors with the condition that the property owner(s) sign pavement agreement(s) for any future grading and hard surfacing and pavement along Barker Avenue and 230<sup>th</sup> Street.

### AERIAL MAP



### PLAT EXCERPT



### ZONING COMMISSION RECOMMENDATION

At the February 27, 2023 meeting of the Woodbury County Zoning Commission, the Commissioners voted 3-0 to recommend the approval of the *Barker Addition* to the Board of Supervisors with the condition that the property owner(s) sign pavement agreement(s) for any future grading and hard surfacing and pavement along Barker Avenue and 230<sup>th</sup> Street.

**RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA**

I, CHRIS ZELMER-ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISMENT THE PLAT OF BARKER ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 27<sup>TH</sup> DAY OF February 2023 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS 08 DAY OF March 2023

*Christine Zellmer-Zant*  
CHRISTINE ZELMER-ZANT Tom Bride, Vice Chairman  
CHAIRMAN  
WOODBURY COUNTY ZONING COMMISSION OF  
WOODBURY COUNTY, IOWA

**DRAFT MINUTES – ZONING COMMISSION – 2/27/23**

**Minutes - Woodbury County Zoning Commission Meeting – February 27, 2023**

The Zoning Commission (ZC) meeting convened on the 27th of February at 6:00 PM in the first-floor boardroom in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Tom Bride, Corey Meister, Jeff O'Tool  
County Staff Present: Dan Priestley, Dawn Norton  
Public Present: Dolf Ivener, Dan Bittinger

**Call to Order**

Vice Chair Tom Bride formally called the meeting to order at 6:00 PM.

**Public Comment on Matters Not on the Agenda**

None.

**Approval of Previous Meeting Minutes – November 28, 2022**

Motion by O'Tool to approve the minutes. Second: Meister. Motion approved 3-0.

**Election of Chair of Zoning Commission for 2023**

O'Tool nominated and motioned for Chris Zellmer Zant to serve as Chair. Second by Meister. Motion approved 3-0.

**Election of Vice Chair of Zoning Commission for 2023**

Meister nominated and motioned for Tom Bride to serve as Vice-Chair. Second by O'Tool. Motion approved 3-0.

**Public Hearing: Barker Addition, Minor Subdivision Proposal on Parcel #874704300003**

Priestley read the preliminary report and staff recommendation into the record. Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust have filed for a six (6) lot minor subdivision. The proposal is being presented concurrently with a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Perseveration (AP) Zoning District to the Agricultural Estates (AE) Zoning District. Both proposals have been properly noticed in the Sioux City Journal Legals Section on February 11, 2023. The neighbors within 1000 FT have been duly notified via a February 10, 2023, letter about the February 27, 2023, Zoning Commission Public Hearing. Appropriate stakeholders have been notified and requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. Extraterritorial review was waived by the City of Sergeant Bluff with the adoption of Resolution 23-01 on January 10, 2023. A small portion of the property that is not in any buildable area is located in the Special Flood Hazard Area (Zone A – Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Staff recommends approval with the condition that the property owner sign pavement agreements for any future paving along Barker Avenue and 230<sup>th</sup> Street. The surveyor addressed the County Engineer's concerns regarding a typographical error on the plat. The change has been made and highlighted. Dolf Ivener stated one lot is in the path of a proposed future pipeline. Siouxland District Health will be involved with the placement of wells and septic systems and will require special systems if they are to be located in any floodplain area. The draft future floodplain map which will come out in approximately June 2024 shows the area will likely be removed from the floodplain. The Woodbury County Treasurer shows taxes due for the parcel; the final plat can't be recorder until taxes are paid. Ivener will bring them up to date. Motion to close public hearing: O'Tool. Second: Meister. Motion approved 3-0. Motion to approve by O'Tool to recommend approval of the Barker Addition to Board of Supervisor's with condition a pavement agreement be signed for future grading and hard surfacing of Barker Avenue and 230<sup>th</sup> Street. Second: Meister. Motion approved 3-0.

**Public Hearing: Zoning Ordinance Map Amendment (Rezone) from AP to AE Proposal – Portion of Parcel #874704300003**

Priestley read the preliminary report and staff recommendation into the record. Dolf Ivener on behalf of Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust have filed an application for a zoning ordinance map amendment (rezone) on property currently zoned Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District for the propose of establishing six residential lots through a concurrent minor subdivision application. This proposal has been properly noticed in the Sioux City Journals Legals Section on February 11, 2023. The neighbors within 1000 FT have been notified via a February 10, 2023, letter about the February 27, 2023, Zoning Commission public hearing and have been requested to comment. As of February 22, 2023, no comments or inquiries have been received. Appropriate stakeholders including government agencies, utilities and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this zoning ordinance map amendment (rezone) to the AE Zoning District. O'Tool inquired about the Com Suitability Rating as part of the rezone consideration process. Priestley indicated that this is one of the several criteria for consideration of the rezone based on the general plan. The future land use map of the development plan is the key criteria for classifying rezones. Motion to close the public hearing Meister. Second: O'Tool. Motion approved 3-0. Motion to recommend acceptance and approval of the

zoning ordinance map amendment from the Agricultural Preservation (AP) to the Agricultural Estate (AE) Zoning District to the Woodbury County Board of Supervisors by Meister. Second O'Tool. Motion approved 3-0.

**Information/Discussion: Woodbury County Comprehensive Plan 2040 Update**

SIMPCO is in the process of putting together the 2040 Plan, Zoning Commission Chair Chris Zeller Zan is part of the SIMPCO steering committee for this process. The comprehensive plan is an ongoing process to identify goals for future land use and expansion for business, residential and commercial areas within the county. Cities within the county also have their own comprehensive plans, the goal is to work in harmony to present a plan that works together with the cities and rural areas. When completed, the plan will be presented to Zoning Commission and the Board of Supervisors along with be public meetings for input.

**Information/Discussion: The New woodburycountyiowa.gov Website**

Priestley offered information about the new Woodbury County website. Content on the website was discussed including the ability to sign up for notifications about public meetings.

**Public Comment on Matters Not on the Agenda**

Bride inquired about the city's ability to exercise zoning within 2 miles of their corporate boundaries. Priestley discussed exterritorial review under subdivisions and noted that Iowa Code has subdividing and county zoning in separate chapters with separate parameters. City's have the authority under Iowa Code to place regulations on properties through subdivisions. In Woodbury County, the county regulates zoning outside of the corporate limits.

**Staff Update**

Priestley stated that the Board of Supervisors formally received the Zoning Commission's recommendation and final report on the draft pipeline ordinance (December 6, 2022).

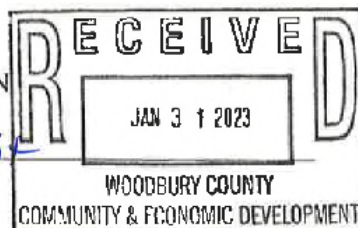
**Adjourn**

Motion by O'Tool. Second: Meister. 3-0. The meeting adjourned at 7:08 PM.



APPLICATION

WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION



Applicant: Dolf Ivener Brian & Bonnie Ivener Trust  
Name of Owner

Mailing Address: 3400 Talbot Rd Sioux City, IA 51103  
Street City or Town State and Zip + 4

Property Address: Sergeant Bluff, IA 51054  
Street City or Town State and Zip + 4

Ph/Cell #: 712-251-9967 E-mail Address: dolfivener@gmail.com

To subdivide land located in the SW Quarter of Section 4

Civil Township 87-47 GIS Parcel # 874704300003

Name of Subdivision: BARKER ADDITION

Subdivision Area in Acres 13.26 Number of Lots 5

**Attachments:**

1. Ten (10) copies of grading plans; if required.
2. Ten (10) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
  - a. Legal description of proposed subdivision.
  - b. Plat showing clearly the boundaries of the subdivision.
  - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: Justin Jensen Ph/Cell: 515-450-9199

Attorney: Ryan Ross Ph/Cell: 712-259-3563

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: *Dolf Ivener*  
Brian Ivener

Zoning Director: *[Signature]*  
Coordinator

**For Office Use Only:**

Zoning District AP Flood District X/A Date 1-31-23 No 6832

Application Fee  
4 Lots or less (\$200) \_\_\_\_\_  
5 Lots or more (\$250 plus \$5 per lot) 6 LOTS \$300.00 CL#

Maxys Family Farm LLC (Dolf Ivener) 84083  
Brian and Bonnie Ivener Trust

MEMBER RESOLUTION  
MAXYS FAMILY FARM, L.L.C.

Upon motion duly made and seconded, the following resolution was adopted:

**RESOLVED**, that the undersigned, being all the members of Maxys Family Farm, L.L.C., an Iowa limited liability company (the "Company") authorize member Dolf A. Ivener ("Dolf") to execute and deliver the plat of Barker Addition, Woodbury County, Iowa, ("Barker Subdivision") to the Woodbury County Recorder's Office. Said Barker Subdivision is a subdivision of the following legally described real estate:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION FOUR (4), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FORTY-SEVEN (47) WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

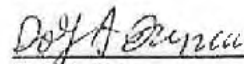
THE SOUTH ONE THOUSAND TWO HUNDRED THIRTY-THREE FEET (1,233.00') OF THE WEST FOUR HUNDRED SIXTY-NINE FEET (469.00') OF SECTION FOUR, TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FORTY-SEVEN (47) WEST.

DESCRIBED PARCEL CONTAINS 13.27 ACRES INCLUDING 1.26 ACRE OF ROAD RIGHT-OF-WAY.

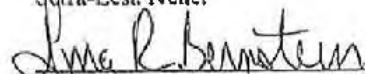
**FURTHER RESOLVED**, that Dolf is hereby fully authorized for and on behalf of the Company to take any and all such action as he shall deem appropriate with regard to the establishment of Barker Subdivision, including but not limited to executing and delivering other documents and instruments from time to time.

The foregoing Resolution was approved on December 12, 2022, at a duly convened meeting of the Members of the Company. This Resolution may be executed in multiple counterparts, each of which shall be considered an original copy of the Resolution.

MEMBERS

  
Dolf A. Ivener

  
Soira-Lesa Ivener

  
Gina R. Bernstein

INDEX LEGEND
CITY: SERGEANT BLUFF
COUNTY: WOODBURY
TRS: SECTION 4, T87N, R47W
ALIQUOT PART: SW1/4 SW1/4
PROPRIETOR: MAXY'S FAMILY FARM LLC
REQUESTED BY: DOLF IVENER
SURVEYOR: JUSTIN JENSEN
COMPANY: MCCLURE
RETURN TO: JUSTIN JENSEN 705 1ST AVENUE NORTH FORT DODGE, IOWA 50501 / 515-576-7155

**DEDICATION:**

MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY IS AN OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JUSTIN S. JENSEN, PLS, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS BARKER ADDITION, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT \_\_\_\_\_, IOWA THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
DOLF IVENER, MEMBER

STATE OF IOWA \_\_\_\_\_ SS.  
COUNTY OF WOODBURY \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DOLF A. IVENER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY (SWORN OR AFFIRMED) DID SAY THAT THAT PERSON IS A MEMBER OF SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY, THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS AND THE SAID DOLF A. IVENER, MEMBER, ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY BY IT VOLUNTARILY EXECUTED.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

**DEDICATION:**

THE BRIAN AND BONNIE IVENER TRUST UTD JULY 6, 2006, IS AN OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AS SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JUSTIN S. JENSEN, PLS, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS BARKER ADDITION, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT \_\_\_\_\_, IOWA THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
BRIAN IVENER, TRUSTEES

BY: \_\_\_\_\_  
BONNIE IVENER, TRUSTEES

STATE OF \_\_\_\_\_ SS.  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF \_\_\_\_\_, PERSONALLY APPEARED BRIAN IVENER AND BONNIE IVENER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT THE PERSON IS THE TRUSTEES OF THE BRIAN AND BONNIE IVENER TRUST UTD JULY 6, 2006, THE TRUSTEES EXECUTING THE FOREGOING INSTRUMENT, AS THAT THEY AS THAT TRUSTEES ACKNOWLEDGED EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF THE TRUST BY IT AND BY THE TRUSTEES VOLUNTARILY EXECUTED.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

**AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING**

STATE OF IOWA :  
: SS  
COUNTY OF WOODBURY :

DOCKET NO: \_\_\_\_\_

FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. RECORDED IN

PLAT ENVELOPE \_\_\_\_\_, INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF

WOODBURY COUNTY, IOWA.

DATED \_\_\_\_\_, 2023

\_\_\_\_\_  
PATRICK F. GILL, AUDITOR AND RECORDER, WOODBURY COUNTY, IOWA  
BY: DIANE SWOBODA PETERSON, DEPUTY

**CERTIFICATE OF COUNTY ASSESSOR:**

I, JULIE CONOLLY, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED \_\_\_\_\_

\_\_\_\_\_  
JULIE CONOLLY  
WOODBURY COUNTY ASSESSOR

# BARKER ADDITION WOODBURY COUNTY, IOWA FINAL PLAT

**BASIS OF BEARINGS**

IOWA REGIONAL COORDINATE SYSTEM - ZONE 4

**NOTICE:**

THE CITY COUNCIL OF SERGEANT BLUFF, IOWA, PURSUANT TO AUTHORITY GRANTED IN IOWA CODE SECTION 354.9, WAIVED THE CITY'S REVIEW AND APPROVAL OF THE FINAL PLAT OF THE BARKER ADDITION MINOR SUBDIVISION, AS WOULD OTHERWISE BE REQUIRED BY THE CITY'S CODE OF ORDINANCES, WITH THE ADOPTION OF RESOLUTION NO. 23-01 ON THE 10TH DAY OF JANUARY, 2023.

**TITLE OPINION**

WE HAVE THIS DATE EXAMINED A COMPLETE ABSTRACT TO TITLE, PURSUANT TO IOWA CODE SECTION 354.11(1)(C) TO PROPERTY WHICH INCLUDES IN ITS ENTIRETY, PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THE PLAT OF: BARKER ADDITION, WOODBURY COUNTY, IOWA LAST CERTIFIED BY ENGLESON ABSTRACT CO., INC., DATED \_\_\_\_\_, 2023 AT 8:59 A.M. AND FROM SAID ABSTRACT FIND GOOD AND MERCHANTABLE TITLE TO SAID PREMISES VESTED IN MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY AND BRIAN AND BONNIE IVENER TRUST UTD JULY 6, 2006 SUBJECT TO THE FOLLOWING, LIENS, LIMITATIONS AND EXCEPTIONS:

1. ALL CERTIFIED REAL ESTATE TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID. REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT CERTIFIED ARE A LIEN IN AN UNDETERMINED AMOUNT.

DATED: \_\_\_\_\_, 2023.

\_\_\_\_\_  
RYAN C. ROSS  
ATTORNEY AT LAW

**TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS**

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED \_\_\_\_\_, 2023.

\_\_\_\_\_  
TINA BERTRAND, TREASURER WOODBURY COUNTY, IOWA

**AUDITOR'S APPROVAL OF SUBDIVISION NAME**

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF THE ATTACHED SUBDIVISION PLAT AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED \_\_\_\_\_, 2023.

\_\_\_\_\_  
PATRICK F. GILL, AUDITOR AND RECORDER, WOODBURY COUNTY, IOWA  
BY: DIANE SWOBODA PETERSON, DEPUTY

**COUNTY ENGINEER'S CERTIFICATE**

I, MARK J. NAHRA, P.E., COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE AND THAT ALL DIMENSIONS BOTH LINEAR AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, AND EASEMENTS, ARE SHOWN.

DATED \_\_\_\_\_, 2023.

\_\_\_\_\_  
MARK NAHRA, P.E., COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA

**RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA:**

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF BARKER ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
CHRISTINE ZELLMER ZANT  
CHAIRMAN  
WOODBURY COUNTY ZONING COMMISSION OF  
WOODBURY COUNTY, IOWA

**BOARD OF SUPERVISORS RESOLUTION:**

RESOLUTION ACCEPTING AND APPROVING BARKER ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNER AND PROPRIETORS DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS BARKER ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF BARKER ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
MATTHEW UNG  
CHAIRMAN  
BOARD OF SUPERVISORS  
WOODBURY COUNTY, IOWA

ATTEST:

\_\_\_\_\_  
PATRICK F. GILL  
SECRETARY



617 Pierce Street, Ste 201  
Sioux City, Iowa 51101  
712-224-4613  
fax 515-576-4235

**SURVEYOR'S CERTIFICATE**

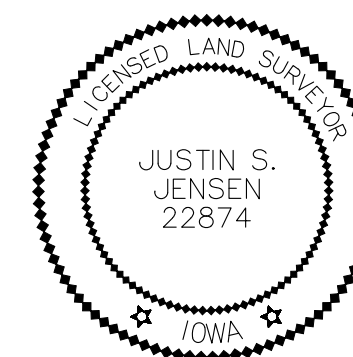
I, JUSTIN S. JENSEN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 22874, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF HUSEN ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT WERE DRIVE AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED AT \_\_\_\_\_

\_\_\_\_\_  
JUSTIN S. JENSEN  
IOWA NO. 22874

LICENSE RENEWAL DATE: DECEMBER 31, 2024.



**BARKER ADDITION  
FINAL PLAT**

WOODBURY COUNTY

2022001443

01/01/2023

REVISIONS

- 
- 
- 
- 

ENGINEER

----

SURVEYOR  
J.JENSEN

DRAWN BY

J. JENSEN

CREW CHIEF

M. KNIGHT

DRAWING NO.

FP-01

SHEET NO.

01/03





**McCLURE™**

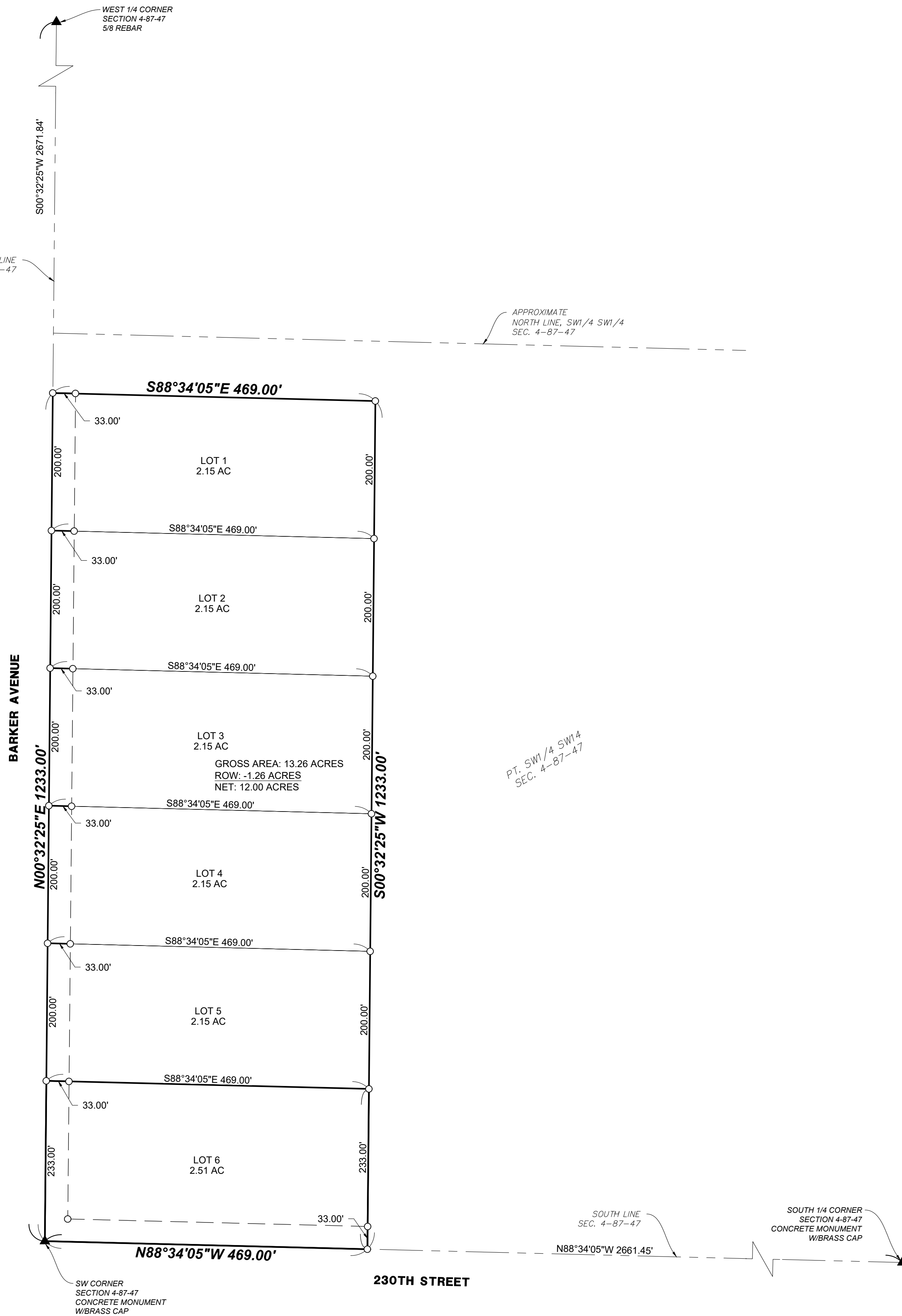
making lives better.

617 Pierce Street, Ste 201  
Sioux City, Iowa 51101  
712-224-4613  
fax 515-576-4235

**SURVEYOR'S DESCRIPTION.**

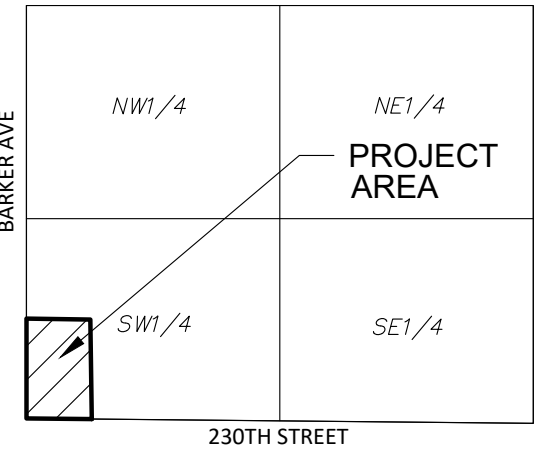
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1233.00 FEET OF THE WEST 469.00 FEET OF SECTION 4, TOWNSHIP 87 NORTH, RANGE 47 WEST. DESCRIBED PARCEL CONTAINS 13.26 ACRES INCLUDING 1.26 ACRE OF ROAD RIGHT OF WAY.



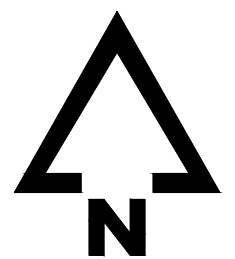
**GENERAL LEGEND**

- SURVEY BOUNDARY
  - PROPOSED LOT
  - EXIST PROPERTY LINE
  - SECTION LINE
  - R.O.W. LINE
  - PROPOSED EASEMENT
  - EXIST EASEMENT
  - AREA BELOW BASE FLOOD ELEVATION
- MONUMENTS FOUND:
- ▲ SECTION CORNER (TYPE AS NOTED)
- MONUMENTS SET:
- △ SECTION CORNER 1/2" REBAR W/GPC #22874
  - MAG NAIL
  - ⊗ 1/2" REBAR W/GPC #22874
- FND FOUND  
PC PLASTIC CAP  
BK PG BOOK AND PAGE  
(M) (R) MEASURED, RECORDED  
R.O.W. RIGHT-OF-WAY  
P.U.E. PUBLIC UTILITY EASEMENT  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT

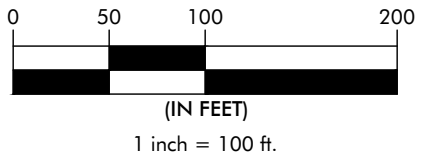


SCALE: 1"=2000'

VICINITY MAP  
SEC. 4-87-47



NORTH



**BARKER ADDITION  
FINAL PLAT**

WOODBURY COUNTY  
2022001443  
09/28/2022  
REVISIONS

ENGINEER  
-----  
DRAWN BY  
**J.JENSEN**

SURVEYOR  
**J.JENSEN**  
CREW CHIEF  
**M. KNIGHT**

DRAWING NO.  
**FP-01**  
SHEET NO.  
**02/03**

DRAWING PATH: P:\2022001443-000\06-Drawings\Survey\Barker Subdivision.dwg PLOT DATE: 02/14/2023 9:15 AM PLOTTED BY: STEVE KAISER



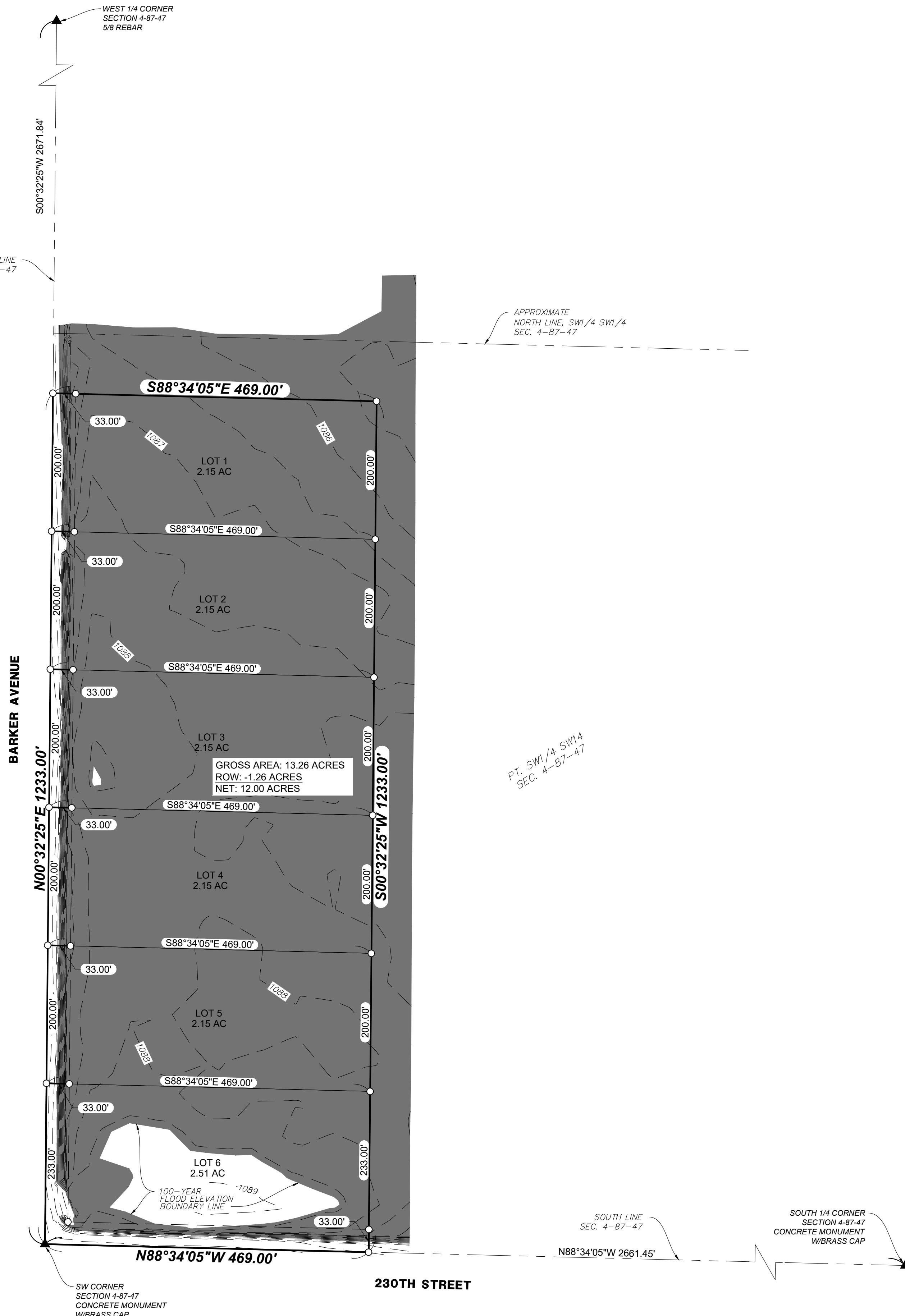
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Sioux City, Iowa 51101  
712-224-4613  
fax 515-576-4235

**FLOOD PLAIN**  
ON DECEMBER 9TH, 2022, THE 100-YEAR FLOOD ELEVATION OF 1088.60' FOR THE PROPERTY WAS DETERMINED BY:

MEESHA LEGG  
IOWA DNR, FLOOD PLAIN MANAGEMENT AND DAM SAFETY SECTION  
WALLACE STATE OFFICE BUILDING  
502 EAST 9TH STREET  
DES MOINES, IA 50319



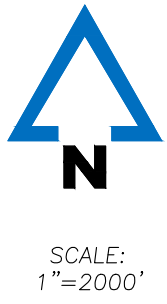
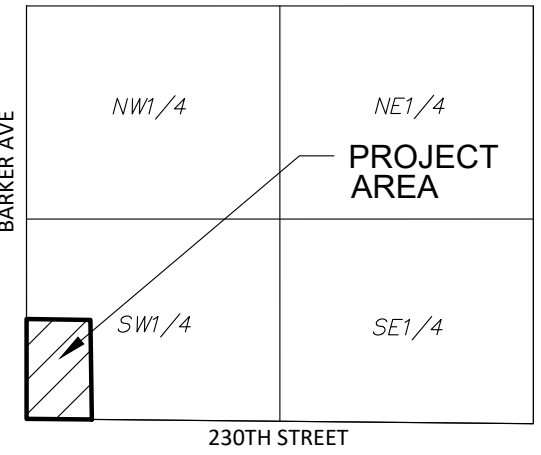
**GENERAL LEGEND**

---	SURVEY BOUNDARY
---	PROPOSED LOT
---	EXIST PROPERTY LINE
---	SECTION LINE
---	R.O.W. LINE
---	PROPOSED EASEMENT
---	EXIST EASEMENT
---	AREA BELOW BASE FLOOD ELEVATION

**MONUMENTS FOUND:**  
▲ SECTION CORNER (TYPE AS NOTED)

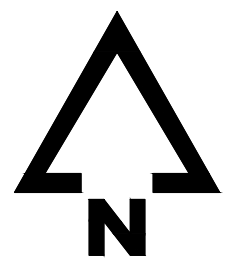
**MONUMENTS SET:**  
△ SECTION CORNER 1/2" REBAR W/GPC #22874  
○ MAG NAIL  
⊗ 1/2" REBAR W/GPC #22874

**FND FOUND**  
PC PLASTIC CAP  
BK PG BOOK AND PAGE  
(M) (R) MEASURED, RECORDED  
R.O.W. RIGHT-OF-WAY  
P.U.E. PUBLIC UTILITY EASEMENT  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT

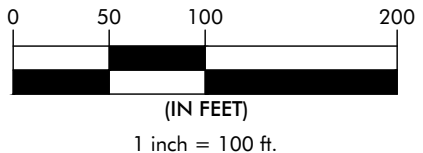


SCALE: 1"=2000'

VICINITY MAP  
SEC. 4-87-47



NORTH



**BARKER ADDITION  
FINAL PLAT**  
FLOOD INFORMATION  
WOODBURY COUNTY  
2022001443  
09/28/2022  
REVISIONS

ENGINEER  
---  
SURVEYOR  
J.JENSEN

DRAWN BY  
J.JENSEN  
CREW CHIEF  
M. KNIGHT

DRAWING NO.  
**FP-01**

SHEET NO.  
**03/03**

DRAWING PATH: P:\2022001443-000\06-Drawings\Survey\Barker Subdivision.dwg PLOT DATE: 02/14/2023 9:15 AM PLOTTED BY: STEVE KAISER

**CED STAFF - REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, CED staff:

	<b>shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.</b>
	Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.
	<b>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning &amp; Zoning Commission, the appropriate county departments and public utilities; and</b>
	Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.
	<b>shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and</b>
	Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.
	<b>shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and</b>
	Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.
	<b>shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.</b>
	Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.

**ZONING COMMISSION - REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

	<b>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</b>
	Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.
	<b>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</b>
	Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.
	<b>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</b>
	It is the recommendation of staff to approve this proposal with the condition that the property owner(s) sign pavement agreement(s) for any future grading and hard surfacing and pavement along Barker Avenue and 230 <sup>th</sup> Street. Staff does not recommend any additional conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.
	<b>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</b>
	During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

**EXTRATERRITORIAL REVIEW**

This minor subdivision process requires extraterritorial review under Iowa Code, Section 354.9. The City of Sergeant Bluff waived their right to extraterritorial review with the passage of Resolution No. 23-01 that was passed and approved on the 10<sup>th</sup> day of January, 2023.



**RESOLUTION NO. 23-01**

**A RESOLUTION WAIVING THE SERGEANT BLUFF CITY COUNCIL'S RIGHT TO REVIEW AND APPROVE A SUBDIVISION TO BE KNOWN AS BARKER ADDITION LOCATED OUTSIDE CITY LIMITS IN WOODBURY COUNTY, IOWA**

WHEREAS, the owner of property legally described as set forth on Exhibit "A" in the County of Woodbury and the State of Iowa has advised the City of Sergeant Bluff of plans for a Subdivision of the property to be named BARKER ADDITION; and

WHEREAS, the property is located in Liberty Township, Woodbury County, Iowa within the two mile radius of the City of Sergeant Bluff, Iowa's incorporated limits; and

WHEREAS, Sergeant Bluff has established by ordinance pursuant to Iowa Code section 354.9 jurisdiction to govern the division of land within a two mile radius of the City's corporate limits; and

WHEREAS, the property owner will be completing a subdivision review including submitting the Final Plat of BARKER SUBDIVISION to the Woodbury County Planning and Zoning Commission for compliance with Woodbury County, Iowa's subdivision ordinance for rural subdivisions; and

WHEREAS, the City Council of the City of Sergeant Bluff, Iowa acknowledges that the storm sewer, water, and sanitary sewer utilities requirements for the subdivision are not connected to services of the City nor are required for the development of the subdivision; and

WHEREAS, the City Council further acknowledges the proposed subdivision's close proximity to existing Woodbury County residential development and is satisfied that the proposed subdivision is compatible with the similar division and use of property within the nearby residential lots along Barker Ave and 230<sup>th</sup> Street; and

WHEREAS, Iowa Code section 354.9 authorizes the City to waive by resolution its right to review and approve a subdivision within a two mile radius of the City's boundaries if the property is in unincorporated area of Woodbury County which has adopted an ordinance governing the division of land; and

WHEREAS, the Planning & Zoning Commission recommended to the City Council to waive the subdivision rules for the BARKER SUBDIVISION at their August 2, 2022 meeting; and

WHEREAS, the City Council of the City of Sergeant Bluff, Iowa has considered the proposed subdivision for the legally described area above and is satisfied that a subdivision review and approval by the City of Sergeant Bluff is not needed for the proposed development.

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council of the City of Sergeant Bluff, Iowa, pursuant to authority granted in Iowa Code section 354.9, hereby waives the City's review and approval the Final Plat of the BARKER SUBDIVISION as would otherwise be required by the City's Code of Ordinances.

2. The Mayor is authorized to sign a Certified Resolution on behalf of the City of Sergeant Bluff, Iowa in connection with the BARKER SUBDIVISION for recording with the Woodbury County Recorder.

Council Member Ron Hanson introduced the resolution and moved that said resolution be adopted; seconded by Council Member Carol Clark and after due consideration thereof by the Council, the Mayor put the question on the motion and, the roll being called, the following named Council Members voted:

	Aye	Nay	Absent	Abstain
Hanson	X			
Gaukel	X			
Johnson	X			
Clark	X			
Linafelter	X			

PASSED AND APPROVED this 10<sup>th</sup> day of January, 2023.




\_\_\_\_\_  
Mayor

Attest:



\_\_\_\_\_  
City Clerk

I, Danny Christoffers, City Clerk, do hereby certify that the foregoing Resolution 23-01 was duly and properly adopted by the City Council of the City of Sergeant Bluff, Iowa at its regular meeting the 10<sup>th</sup> day of January 2023.



\_\_\_\_\_  
CITY CLERK



**EXHIBIT A**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION FOUR (4), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FORTY-SEVEN (47) WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ONE THOUSAND TWO HUNDRED THIRTY-THREE FEET (1,233.00') OF THE WEST FOUR HUNDRED SIXTY-NINE FEET (469.00') OF SECTION FOUR, TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FORTY-SEVEN (47) WEST.

DESCRIBED PARCEL CONTAINS 13.27 ACRES INCLUDING 1.26 ACRE OF ROAD RIGHT-OF-WAY.

**AGREEMENT TO IMPOSE COVENANT  
BASED UPON LINEAL LOT FRONTAGE**

**LOT FRONTAGE** means that portion of a lot abutting a street. For purposes of determining yard requirements of corner lots and through lots, all sides of a lot abutting a street shall be considered frontage.

The undersigned, *Brian Ivener, Trustee, and Bonnie Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006 and the Maxys Family Farm LLC*, the owner(s) of the real estate known as *Barker Addition*, an Addition to Woodbury County, Iowa, and legally described as follows:

Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6) of *Barker Addition* of Part of Section Four (4), Township Eighty-Seven (87) North, Range Forty-Seven (47) West of the Fifth Principal Meridian, in the County of Woodbury and the State of Iowa, a/k/a see legal described in Exhibit "A" attached hereto and by this reference made a part hereof.

In consideration of the approval of the Final Plat of *Barker Addition* we agree as follows:

1. To impose a recorded covenant on *Barker Avenue* and/or *230<sup>th</sup> Street* agreeing to an assessment on said Lots in event *Barker Avenue* and/or *230<sup>th</sup> Street* is graded for hard surfacing and paved (the Improvement).
2. At the time of the Improvement, the then owners, their successors, and assigns shall be assessed collectively a maximum of eighty percent (80%) of the total actual cost of the Improvement to the centerline of *Barker Avenue* and/or *230<sup>th</sup> Street*. The centerline to be fifty percent (50%) of the total Improvement of said roadways, therefore, the effective collective assessment against the Lots in *Barker Addition* subdivision will be a maximum of forty percent (40%) of the total actual cost of the improvements abutting said lots.
3. The collective assessment shall be individually prorated to each of the Lots on the basis of the number of lineal feet on which each Lot abuts said roadway(s) and the respective Lot owners shall have the responsibility for the assessment only on the lot(s) within the Subdivision he/she or it may own.
4. In the event that statutes or ordinances existing at the time of the Improvements results in an overall lower assessment against the Lots in *Barker Addition*, then the lower amount shall be assessed against said lots.
5. This Agreement to Impose Covenant shall be binding upon the respective successors, heirs, administrators, executors and assigns of the parties.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Maxys Family Farm, LLC,

\_\_\_\_\_  
*Dolf Ivener, Member*

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Brian and Bonnie Ivener Trust UTD July 6, 2006

\_\_\_\_\_  
*Brian Ivener, Trustee*

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Brian and Bonnie Ivener Trust UTD July 6, 2006

\_\_\_\_\_  
*Bonnie Ivener, Trustee*

On this \_\_\_ day of \_\_\_\_\_ A.D. 2023, before me, the undersigned Notary Public, personally appeared to me known **Dolf Ivener, Member Maxys Family Farm LLC** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Dolf Ivener as Member of Maxys Family Farm LLC** executed the same as a voluntary act and deed.

\_\_\_\_\_  
Public in and for said County

Notary

Seal or stamp above

On this \_\_\_ day of \_\_\_\_\_ A.D. 2023, before me, the undersigned Notary Public, personally appeared to me known **Brian Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Brian Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** executed the same as a voluntary act and deed.

\_\_\_\_\_  
Public in and for said County

Notary

Seal or stamp above

On this \_\_\_ day of \_\_\_\_\_ A.D. 2023, before me, the undersigned Notary Public, personally appeared to me known **Bonnie Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Bonnie Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** executed the same as a voluntary act and deed.

\_\_\_\_\_  
Public in and for said County

Notary

Seal or stamp above

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5<sup>TH</sup> P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1233.00 FEET OF THE WEST 469.00 FEET OF SECTION 4, TOWNSHIP 87 NORTH, RANGE 47 WEST. DESCRIBED PARCEL CONTAINS 13.26 ACRES INCLUDING 1.26 ACRE OF ROAD RIGHT OF WAY.

**LEGAL NOTIFICATION – ZONING COMMISSION PUBLIC HEARING**

The Public Hearing Legal Notification was published in the Sioux City Journal Legals Section on Saturday, February 11, 2023.

**\*\*\* Proof of Publication \*\*\***

STATE OF IOWA  
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states the undersigned is an employee of the Sioux City Journal printed and published by Journal Communications, in Sioux City in said County and issued daily and Sunday

Woodbury County Community & Economic Development

620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY  
SIOUX CITY IA 51101

ORDER NUMBER 56254

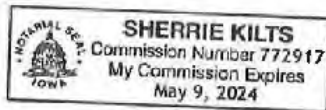
Subscribed and sworn before me in Sioux City, in said County,

this 13 day of February, 2023

Micahene Graham

Sherrie Kilts Notary Public

In and for Woodbury County.



Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 02/11/2023

TOTAL AD COST: 47.43

FILED ON: 2/13/2023

NOTICE REGARDING PUBLIC HEARINGS FOR A ZONING ORDINANCE MAP AMENDMENT (REZONE) AND FOR A MINOR SUBDIVISION  
WOODBURY COUNTY ZONING COMMISSION  
The Woodbury County Zoning Commission will hold public hearings on the following items hereafter described in detail on February 27, 2023 at 6:00 PM or as soon thereafter as the matters may be considered. Said hearings will be held in the Board of Supervisors Meeting Room, Number 104, County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be obtained at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid hearings in person or call: 712-464-1133 and enter the Conference ID: 616 721 4354 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

Item One (1)  
Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Doll Ivener on behalf of the Mayo Family Farm, L.L.C. and the Brian and Bonnie Ivener Trust.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 13.26 acres located on Parcel #674704-360025 in the SW 1/4 of the SW 1/4 of Section 4, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is described as:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 87 NORTH, RANGE 47 WEST, DESCRIBED PARCEL CONTAINS 13.26 ACRES INCLUDING 1.26 ACRE OF ROAD RIGHT OF WAY.

THE SOUTH 1233.00 FEET OF THE WEST 489.00 FEET OF SECTION 4, TOWNSHIP 87 NORTH, RANGE 47 WEST, DESCRIBED PARCEL CONTAINS 13.26 ACRES INCLUDING 1.26 ACRE OF ROAD RIGHT OF WAY.  
Owners/Applicants: Doll Ivener on behalf of the Mayo Family Farm, L.L.C., 3400 Tabot Road, Sioux City, IA 51103, and the Brian and Bonnie Ivener Trust, 3701 Cheyenne Blvd., Sioux City, IA 51104.

Item Two (2)  
PROPOSED MINOR SUBDIVISION: To be known as the Barker Addition, a six (6) minor subdivision in a 13.26-acre portion of Section 4, T87N R47W (Liberty Township) in the SW 1/4 of the SW 1/4 of Parcel #674704-360025. The parent parcel is located about 0.5 miles east of Sergeant Bluff. The property is located in the Agricultural Preservation (AP) Zoning District. A portion of the property is located in the Special Flood Hazard Area (Zone A - Floodplain). Owners/Applicants: Doll Ivener on behalf of the Mayo Family Farm, L.L.C., 3400 Tabot Road, Sioux City, IA 51103, and the Brian and Bonnie Ivener Trust, 3701 Cheyenne Blvd., Sioux City, IA 51104.

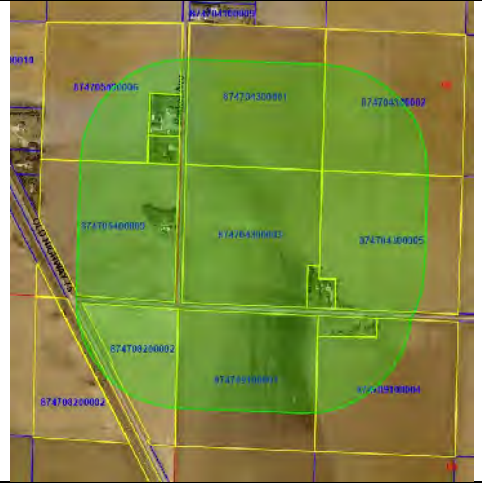


**PROPERTY OWNER(S) NOTIFICATION – 1000 FEET**

The nine (9) property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **February 10, 2023** letter of the public hearing before the Woodbury County Zoning Commission on **February 27, 2023**.

As of **February 22, 2023**, the Community and Development office has received the following comments. The names of the property owners are listed below.

When more comments are received after the printing of this packet, they will be provided at the meeting.



PROPERTY OWNER(S)	ADDRESS	CITY	STATE	ZIP	COMMENTS
Maxys Family Farm LLC & Brian and Bonnie Ivener Trust	3701 Cheyenne Blvd	Sioux City	IA	51104	No comments.
Todd M. Hostetler and Christina M. Hostetler	1419 230th St.	Sergeant Bluff	IA	51054	No comments.
Phillip Freiberg and Stephanie Freiberg	2266 Buchanan Ave.	Sergeant Bluff	IA	51054	No comments.
Glenn J. Kasik and Teresa R. Kasik	2251 Barker Ave.	Sergeant Bluff	IA	51054	No comments.
Loren L. Schroeder and Pamel K. Schroeder	2277 Barker Ave.	Sergeant Bluff	IA	51054	No comments.
Carolyn Blighton	22 Sunnyview Drive	Suffield	CT	6078	No comments.
Union Pacific Railroad	1400 Douglas STOP 1640	Omaha	NE	68179-1640	No comments.
Brian Krogh and Aimee Krogh	2381 Port Neal Road	Sergeant Bluff	IA	51054	No comments.
Mark S. Godfredson	2359 Barker Ave.	Sergeant Bluff	IA	511054	No comments.

**STAKEHOLDER COMMENTS**

<b>911 COMMUNICATIONS CENTER:</b>	No comments.
<b>CITY OF SERGEANT BLUFF:</b>	Extraterritorial Review Waived.
<b>FARMERS DRAINAGE DISTRICT:</b>	No comments.
<b>FIBERCOMM:</b>	No comments.
<b>IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):</b>	No comments.
<b>LOGLINES:</b>	No comments.
<b>LUMEN:</b>	No comments.
<b>MAGELLAN PIPELINE:</b>	No comments.
<b>MIDAMERICAN ENERGY COMPANY (Electrical Division):</b>	I have review the following proposed rezoning for MEC electric. We have no conflicts, but the developer should be aware that the proposed subdivision is not in MEC service territory. Let me know if you have any questions and have a great weekend! – Casey Meinen, 2/2/23.
<b>MIDAMERICAN ENERGY COMPANY (Gas Division):</b>	No conflicts for MEC “gas” either. – Tyler Ahlquist, 2/2/23.
<b>NATURAL RESOURCES CONSERVATION SERVICES (NRCS):</b>	No comments.
<b>NORTHERN NATURAL GAS:</b>	No comments.
<b>NORTHWEST IOWA POWER COOPERATIVE (NIPCO):</b>	Have reviewed this zoning request, NIPCO has no facilities at or adjacent to this location. NIPCO has no issues with this request. – Jeff Zettel, 2/8/23.
<b>NUSTAR PIPELINE:</b>	NuStar does not have any issues with the request. – Matt McGee, 2/14/23.
<b>SIUXLAND DISTRICT HEALTH DEPARTMENT:</b>	First off, I wanted to inform you that Paige is no longer with SDHD. At this time, all calls/emails/questions can be directed to myself. Second, after review of this rezoning, our Department would like acknowledge that due to the parcel located in a Flood Plain and previous on-site septic installations they will need to be aware that it is likely that either an oversized soil based system or an alternative system will be required for each property. This may affect the lot sizes with the installation of a private well. Thanks and please call with any questions. – Ivy Bremer, 2/6/23.
<b>UNION PACIFIC RAILROAD:</b>	No comments.
<b>WIATEL:</b>	No comments.
<b>WOODBURY COUNTY ASSESSOR:</b>	No comments.
<b>WOODBURY COUNTY CONSERVATION:</b>	No comments.
<b>WOODBURY COUNTY EMERGENCY MANAGEMENT:</b>	No comments.
<b>WOODBURY COUNTY EMERGENCY SERVICES:</b>	No comments.
<b>WOODBURY COUNTY ENGINEER:</b>	<b>SEE REVIEW MEMO BELOW.</b>
<b>WOODBURY COUNTY RECORDER:</b>	I see no issues. – Diane Swoboda Peterson, 2/3/23.
<b>WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):</b>	No comments.
<b>WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:</b>	The WCSWCD has no comments on this proposal. – Neil Stockfleth, 2/3/23.
<b>WOODBURY COUNTY TREASURER:</b>	The taxes are not current. There is \$592.00 owed for the March 2023 payment. – Kimberlee Koepke, 2/2/23.



## Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039  
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER  
Mark J. Nahra, P.E.  
mnahra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER  
Benjamin T. Kusler, E.I.T.  
bkusler@sioux-city.org

SECRETARY  
Tish Brice  
tbrice@sioux-city.org

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Mark J. Nahra, County Engineer

Date: February 9, 2023

Subject: Barker Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated June 30, 2022.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa. I did note a typographic error on the east line of Lot 6 in the plat where the line was labeled 200.00 feet. It should be corrected to read 233.00 feet.
- I reviewed the individual lots for access. Driveways can be located anywhere along the frontage of the subdivision. Either the developer or the purchasers of the lot will need to contact the county engineer's office for a driveway permit prior to constructing a driveway into each lot. Only one driveway is allowed per lot according to county driveway policy.
- This subdivision approval should include a paving agreement as part of the paperwork. Other Barker Avenue residents to the north of the new subdivision have expressed an interest in paving their road, similar to the paving planned for 220<sup>th</sup> Street at the north end of this road segment. The lots should be asked to participate in the cost of future paving as we have done with other subdivisions in the area.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

# REVISION TO ADDRESS COUNTY ENGINEER'S MEMO

Daniel Priestley

From: Mark Nabra  
Sent: Tuesday, February 14, 2023 11:03 AM  
To: Daniel Priestley  
Subject: Final Plat Correction

Looks good. Everything else on the plat I did checked out, so hopefully this is the only change the engineer.

Mark Nabra, P.E.  
Woodbury County Engineer  
752 E. Fair Lane Road  
Milo, IA 50558  
Phone: (712) 779-4775 ext. 216-2244-858  
Fax: (712) 779-1255  
Email: mnabra@woodburycountyowa.gov

From: Daniel Priestley <dnpriestley@woodburycountyowa.gov>  
Sent: Tuesday, February 14, 2023 11:02 AM  
To: Mark Nabra <mnabra@woodburycountyowa.gov>  
Subject: Final Plat Correction

Mark,

The revised plat is attached with the corrected distance to Lot G.

Thanks,

Dan Priestley, Zoning Coordinator  
Community & Economic Development  
Woodbury County, Iowa  
100 Du Sable Street, 3rd Floor  
Sioux City, IA 51201  
Office: (712) 779-4775  
Fax: (712) 779-4839  
Email: dnpriestley@woodburycountyowa.gov  
Web: www.woodbcountyowa.gov

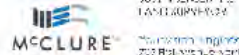
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From: Daniel Priestley <dnpriestley@woodburycountyowa.gov>  
Sent: Tuesday, February 14, 2023 11:03:11 AM  
To: Daniel Priestley <dnpriestley@woodburycountyowa.gov>  
Subject: Final Plat Correction

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Thank you for the corrected updated subdivision.  
I think,



JUST AHEAD OF  
LAND DEVELOPMENT

1000 Community College Drive  
200 Parkview Center Blvd, Suite 100  
Sioux Falls, SD 57104  
Tel: (605) 274-7722 Fax: (605) 574-1155 Cell: (605) 486-9191 Website: www.mcclure.com

94.96.124

From: Daniel Priestley <dnpriestley@woodburycountyowa.gov>  
Sent: Monday, February 13, 2023 4:30 PM  
To: Just A Head Of Land Development <info@mcclure.com>  
Subject: Final Plat Correction

Just A

We received the final plat from the County Engineer regarding the final plat. Please note, there will need to be a correction. See attached comments.

I am offering the following comments for your consideration:

- We checked the distance on the plat and found it in compliance with the requirements for the lot subdivision of 1 to 10,000 and 2 to 5,000 for each lot as required by Section 326.8 of the South Iowa Code. **NOTE: Under Section 326.8 of the Code, one of the E in the case where the lot is more than 200 feet wide, the lot or detached lot needs 223.00 feet.**
- I reviewed the subdivision application. **Discretionary Review** is required when there are changes to the plat of the subdivision. **Either the developer or the purchaser of the lot will need to contact the county engineer's office for a discretionary review prior to submitting a subdivision application. Only one review is allowed per lot.**
- This subdivision application should include a joint agreement as part of the plat work. **When there is a change to the plat of the new subdivision, the engineer on the lot or the road, similar to the review process for 223rd Street in the central area of this road project. The lot should be asked to participate in the cost of future paving as we have some work other subdivisions to do.**
- I have no other questions or issues with this subdivision application.

Please email me if you need any additional information of the plat.

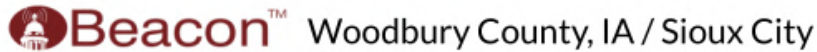
Thanks,

Daniel J. Priestley, RPA  
Woodbury County Community & Economic Development  
100 Du Sable Street, 3rd Floor  
Sioux City, IA 51201  
Office: (712) 779-4775  
Fax: (712) 779-4839  
Email: dnpriestley@woodburycountyowa.gov  
Web: www.woodbcountyowa.gov

\*\*\*\*\*

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# PARCEL REPORT



## Summary

Parcel ID 874704300003  
Alternate ID 767055  
Property Address N/A  
Sec./Twp/Rng 4-87-47  
Brief Tax Description EX 1 A IN SE COR SW SW 4-87-47  
*(Note: Not to be used on legal documents)*  
Deed Book/Page [2021-06042 \(5/6/2021\)](#)  
Gross Acres 37.08  
Net Acres 37.08  
Adjusted CSR Pts 2456.78  
Zoning AP - AGRICULTURAL PRESERVATION  
District 0038 LIBERTY/SB/L  
School District SGT BLUFF LUTON  
Neighborhood N/A

## Owner

Deed Holder  
[Maxys Family Farm LLC](#)  
[3701 Cheyenne Blvd](#)  
Sioux City IA 51104

[Ivener Brian & Bonnie Trust](#)  
[3701 Cheyenne Blvd](#)  
Sioux City IA 51104

Contract Holder  
Mailing Address  
Michael Or Gina Bernstein  
8 Crestwood Dr  
Saint Louis MO 63105

## Land

Lot Area 37.08 Acres ; 1,615,205 SF

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/5/2021	IVENER MAX & FRANCYS FAMILY TRUST	MAXYS FAMILY FARM LLC	2021-06042	No consideration	Deed		\$0.00
2/5/2021	IVNER MAX & FRANCYS FAMILY TRUST	MAXY FAMILY FARM LLC	2021-03169	Normal	Deed	Y	\$2,568,000.00

[Show](#) There are other parcels involved in one or more of the above sales:

## Valuation

	2022	2021	2020	2019	2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$62,540	\$62,540	\$59,130	\$59,130	\$85,570
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$62,540	\$62,540	\$59,130	\$59,130	\$85,570
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$62,540	\$62,540	\$59,130	\$59,130	\$85,570

## Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

## Woodbury County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Photos, Sketches.



**Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Parcel ID	874704300003	Alternate ID	767055	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	4-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	37.08		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	EX 1 A IN SEC COR SW SW 4-87-47 (Note: Not to be used on legal documents)				

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Overview



Legend

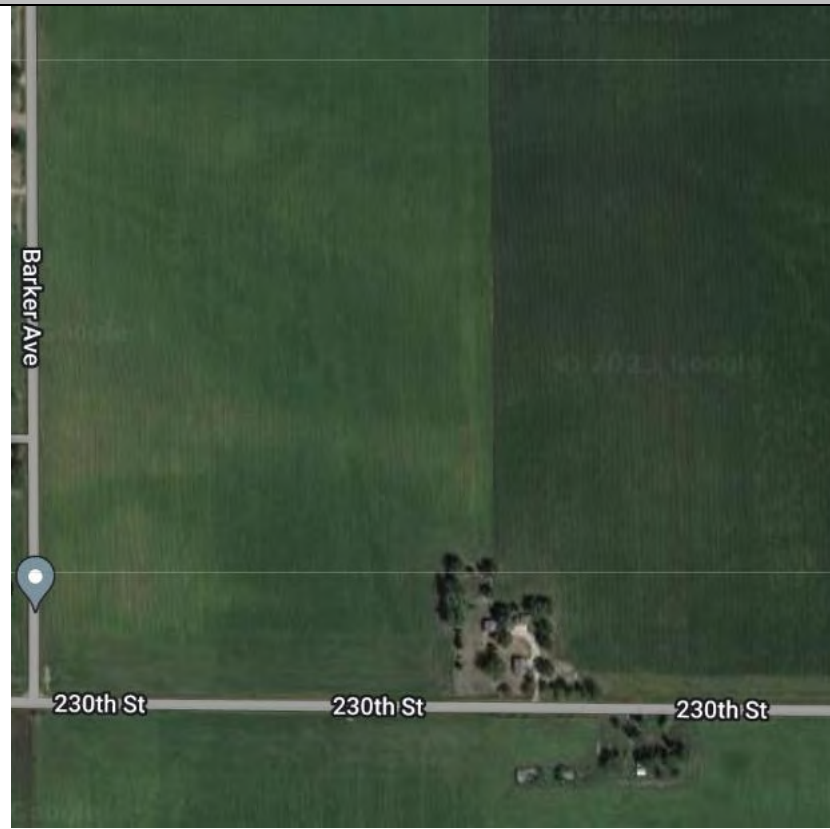
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map**
- ▭ A,
- ▭ AE,
- ▭ AE, FLOODWAY
- ▭ AH,
- ▭ AO,
- ▭ X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- ▭ X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Parcel ID	874704300003	Alternate ID	767055	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	4-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	37.08		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	EX 1 A IN SEC COR SW SW 4-87-47				
	(Note: Not to be used on legal documents)				

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FLOODPLAIN REPORT – DRAFT MAP



<https://ifis.iowafloodcenter.org/ifis/newmaps/hazard/>

# SOIL REPORT



## Summary

Parcel ID	874704300003	
Gross Acres	37.08	
ROW Acres	0.00	
Gross Taxable Acres	37.08	
Exempt Acres	0.00	
Net Taxable Acres	37.08	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	66.26	(2456.78 CSR2 Points / 37.08 Gross Taxable Acres)

Agland Active Config 2017 CSR2

## Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	37.08	66.26	2,456.78	2,456.78
Non-Crop	0.00	0.00	0.00	0.00
<b>Total</b>	<b>37.08</b>		<b>2,456.78</b>	<b>2,456.78</b>

## Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	MODALE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	14.34	1,089.84	1,089.84
100% Value	137	HAYNIE SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	3.43	246.96	246.96
100% Value	156	ALBATON SILTY CLAY, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	58.00	19.31	1,119.98	1,119.98
<b>Total</b>				<b>37.08</b>	<b>2,456.78</b>	<b>2,456.78</b>


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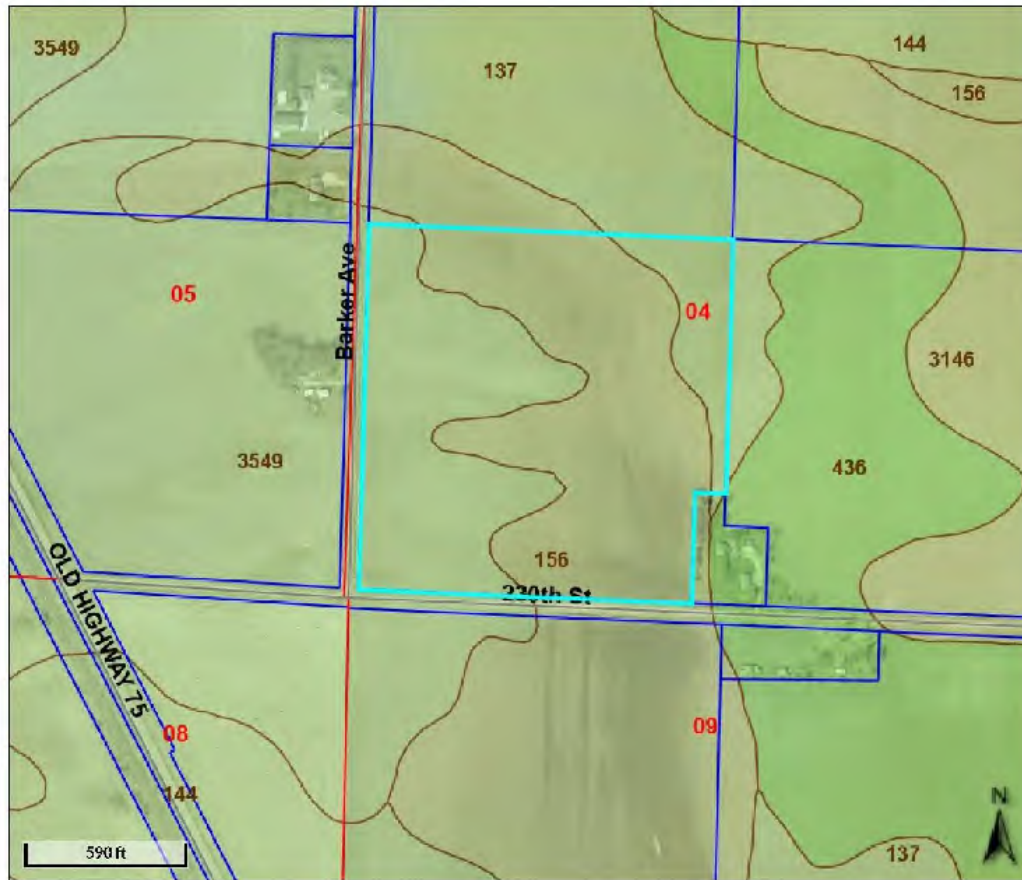
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Overview



Legend

- Roads
- Soils
  - 0.000000 - 5.000000
  - 5.000001 - 20.000000
  - 20.000001 - 30.000000
  - 30.000001 - 40.000000
  - 40.000001 - 50.000000
  - 50.000001 - 60.000000
  - 60.000001 - 70.000000
  - 70.000001 - 80.000000
  - 80.000001 - 90.000000
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- ▭ Corp Boundaries
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- ▭ Parcels

Parcel ID	874704300003	Alternate ID	767055	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	4-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	37.08		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	EX 1 A IN SE COR SW SW 4-87-47				
	<i>(Note: Not to be used on legal documents)</i>				

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**ELEVATION**



**WELL & SEPTIC LOCATIONS**

Empty lots. No wells or septic systems.